Krueger Mansion
Preliminary Project Objectives and Schedule

Restoration of the Krueger Mansion will be a complex undertaking, which will include several phases. Project segments have been identified, and a schedule will be developed for each. In order for the project to begin quickly, segment schedules must often run concurrently. Budget needs will be included with the appropriate segments. Segments have been identified as:

I. Project administration and schedule
II. Immediate exterior stabilization and restoration
III. Basic interior elements
IV. Long term interior restoration
V. Formation of an advisory group
VI. Fund raising - Public relations

I. Project Administration and Plan

A. Identification of project team July 1990

Construction Manager - Conrad Gack, K. Hovnanian
Architect - Dennis Posen, Grad Partnership

City project team -
Richard A. Monteilh, Business Administrator
Glenn Grant, Corporation Counsel
Harold Lucas, Director, Department of Development
Alvin Zach, Director, Department of Engineering
Alex Boyd, Director, Public Library
Ulysses Dietz, Curator of Decorative Arts, Newark Museum
Elizabeth DelTufo, Chair, Landmarks and Preservation Commission
City Project Coordinator -
Jane Canter, Management Specialist, Department of Administration
Anthony Clark, Administrative Analyst, Department of Administration

Pinnacle of public/private partnership

B. Creation of Overall Plan

Although six months has been projected for the preparation of complete drawings, specifications and contract documents, a phased approach is proposed to enable work necessary to secure the exterior shell to be completed before winter 1990.
Scheduling of initial construction work will be dependent on the availability of specifications, to be completed by September 1990, with bids accepted by October, and work beginning soon after.

I. PROJECT PLAN

A. PROGRAM

The objectives of this project include: the restoration of the exterior and first floor of the Krueger Mansion to their approximate original appearance following the Secretary of the Interior's Standards for Restoration; make available the first floor spaces for an appropriate compatible civic use; renovation of the structure, mechanical and electrical systems to provide a safe and comfortable environment; partial restoration of the spaces on floors two and three, allowing them to be completed for use as office space by tenant organizations when they are identified.

The basement is understood to be used for mechanical equipment and tenant storage purposes only.

The attic is understood to remain unused, except room 304 which is included in the net rentable area total.

Interior partition layouts will generally reflect the original building plan except as required to provide safe exits.

Any subdivision of original rooms to suit tenant needs will occur through the use of movable partial height office screens.

Partitions added after the original construction are shown removed.

The program at this stage envisions rehabilitation to approximately original condition. The missing original stone fireplace mantles and surrounds will be replaced in wood. Repainting the murals and recreation of the colored glass skylights and transoms is to be left for a future phase of work. It is not proposed to remove the exterior stucco brick wall finish. At the conclusion of the proposed work, the exterior appearance will be improved but it is not proposed to bring all of the eroded brownstone up to like-new condition. The brownstone is to be repaired where the damage is greatest and stabilized to slow future deterioration but areas such as the window surrounds will appear largely as they do today. The greatest cost-benefit with respect to appearance improvement will come from the general replacement of the exterior wood trims with assemblies matching the original.

A complete stripping and rebuild of the roof is desirable but is understood to be beyond the practical scope of the project at this time. Repair and replacement of missing pieces is proposed now.

Tenants must be sought for the building whose use patterns will be compatible with the preservation of the fine materials in the interior and with safe use of the building. Appropriate uses include office functions with incidental meeting or assembly activities. The systems and modifications programmed for the building are not intended to support large group assembly. Heavy furniture loads such as bulk files should be restricted to the basement.

A dumbwaiter connects floors one and two. No work on this has been included. In order to make the upper floors more conveniently accessible for office uses the City may want to consider adding a larger modern elevator connecting the basement through floor #3.

Handicapped access to the first floor can be provided by a new outdoor lift on the north side. A new elevator would be required to provide access to the upper floors. Circulation and toilet rooms throughout the building are intended to comply with current accessibility requirements.

In order to use the building for office purposes it will be necessary to obtain a variance from standard zoning requirements for on-site parking.

Building code variances will be required for some aspects of exiting. The layout shown is intended to comply with the intent of current exiting requirements without disfiguring the historic parts of the building through the addition of an additional stairway or exterior fire escapes. The short exit distances are believed to make this reasonable.

II. SCOPE OF CONSTRUCTION WORK

See 1987 report for a more detailed description of the listed items of work. The Mansion and extension are included, the auditorium and Carrigan Building are excluded.

1. DEMOLITION

a. Remove debris and non-original construction and finishes.
b. Remove acessible mechanical, plumbing and electrical equipment and material.
c. Scrape and remove loose, peeling paint and wall coverings. Remove carpeting.
d. Stockpile loose original millwork, trim or finish material.
e. Cover roof with tarps.
f. Pump out standing water.
g. Leave interior broom clean.
h. Full time supervision required, all material removed to be approved.
i. Fumigate as last step.
j. Sanding, washing, chemical stripping to be done under other sections.

2. STRUCTURE

a. Replace all beams, joists, studs, floor and roof sheathing damaged by fire, weather, rot, vermin.
b. Reinforce floors as required to support office loads.
c. Cut and frame floor openings for new elevator, if required.
d. Replace turret balcony.
e. Brace roof structure above 304.

3. EXTERIOR WALL

a. Repair damaged brownstone. Remove flaking. Rebuild badly damaged quoins (50% +-) with colored mortar. Replace east entry column bases with new brownstone, carve to match. Treat all stone with chemical consolidator.
b. Repoint and repair brick and stucco-brick. Existing stucco-brick to remain in place.
c. Replace or rebuild all windows, sash, frames and trim. Replace all operable sash with 1/1 double glazed wood double hung. Reglaze transoms with fixed clear double glazing.
d. Replace or rebuild all exterior doors, frames and trim.
e. Replace or rebuild all wood cornice trim to match original.
f. Repair porch soffits.
g. Paint all painted surfaces. Paint stucco-brick or replace missing colored surfacing.
h. Replace cap on iron porch rail.

4. ROOF

a. Replace or rebuild all damaged roof slates, ridge and hip trims, metal roofing. Replace porch roof deck and roofing. Patch main roof sheathing as required. Check attachment of all roofing trim pieces.
b. Replace or rebuild all damaged gutters, leaders, fascias.
c. Replace or rebuild sky lights.
d. Repair all flashings.
e. Insulate 3rd floor ceiling.

5. PARTITIONS AND DOORS

a. Repair plaster, doors, hardware and trim on floors one through three. Repair basement partitions as required for storage and mechanical uses. No work in attic.
b. Provide enclosure for new HVAC distribution and fan coil equipment on floors 1-3.
c. Provide enclosure for stair #1 throughout floors 1-3 and basement.
d. Repaint and seal basement walls.

6. FINISHES

a. Repair and refinish wood and plaster ceilings and cornices throughout 1st floor. No work included on floors 2, 3 or in attic. Paint basement ceiling.
b. Repair or replace and refinish floors throughout 1st floor. Carpet selected areas. No work included on floors 2, 3 or attic. Patch basement floor as required.
c. Refinish wood panelled walls. Apply wall covering in selected areas. Repair and refinish plaster and plaster trims on walls. Refinish or replace wood base. No work included on floors 2, 3 or attic. Paint basement walls.
d. Repair and refinish balustrade at circular floor openings.
e. Repair skylight shaft above landing.
f. Provide ceramic tile floor and wall surfacing in new 1st floor toilet rooms.

7. SPECIALTIES

a. Repair or replace 1st floor grilles.
b. Provide toilet accessories in new 1st floor toilet rooms.
c. Provide miscellaneous millwork, closet accessories, signage.
d. Provide 1st floor fan coil unit enclosures.
e. Replace missing mantles and surrounds in wood. Replace missing stone hearths.
f. Restoration of murals not included.

8. VERTICAL CIRCULATION

a. Repair and refinish both stairways throughout floors 1-3.
b. Remove existing elevator. (Optional-install new passenger elevator, basement thru floor #3. Cost of optional elevator not include in budget.)

9. SITEWORK
a. Repair site walls and steps. Replace brick piers at east entrance.
b. Install new cobblestone driveway.
c. Install new brick walks.
d. Install new perimeter iron stake fence.
e. Remove brush and selected trees. Regrade. Provide new groundcovers, plants and trees.
f. Replace north sidewalk.

10. HVAC
a. Provide new central chiller and boiler, hot and chilled water circulation piping, fan coil units and controls throughout building, except attic.

11. PLUMBING
a. Remove and cap off existing waste and supply systems.
b. Provide new service to building.
c. Provide risers to 3rd floor. Provide branch connections to 1st floor toilet rooms, capped branch fittings on floors two and three.
d. Provide instant hot water at toilet rooms, no central DHW heater.
e. Install new fixtures as required at 1st floor toilet rooms.
f. Install fire standpipe. Seek variance from sprinkler requirements. Sprinkler costs not included in budget.
g. Provide hose bibs for landscape irrigation.

12. ELECTRICAL
a. Remove and cap off existing accessible electrical gear and wiring.
b. Provide new incoming service, risers and distribution panels on each floor.
c. Provide branch circuits and terminal devices on 1st floor and basement.
d. Install temporary lighting on floors 2, 3 and attic.
e. Restore or replace historic light fixtures on 1st floor. Lighting for office tasks to be provided by task lighting fixtures built into work stations or by free standing fixtures.
e. Provide fire alarm and smoke detectors throughout.
f. Provide telephone entrance and conduit to panel on each floor.
g. Provide appropriate site and exterior building lighting.

BUDGET DEVELOPMENT

A. COSTS

The budget figures shown in this report are based on the construction cost estimate which was prepared for the 1987 report. They have been updated to account for a revised project scope, continuing physical deterioriation of the building and inflation.

The effects on the wood structure of continuing water penetration into the interior have not been reassessed for this report. A cost contingency should be reserved to deal with it. A more precise survey should be made of members requiring replacement as construction contract documents are being prepared. Upgrading the structural capacity of the floors is included as in the original report.

The condition of the building is continuing to worsen. With delay, costs rise not only from the effects of inflation, they also rise as the necessary scope of work expands.

In order to engage a wider constituency in the Krueger project and to reduce the out of pocket cost to the City a patron program is proposed in which business interests with a stake in Newark's future will be given an opportunity to sponsor the restoration work on the first floor. Companies could be sought to underwrite the costs for a specific room. Patrons can be recognized through project publicity, commemorative plaques in each room and access to the building for occassional social uses.

The construction cost estimate is based on conventional commercial contract procurement. If donations of skilled labor or material from the building trades are forthcoming, or if "free" skilled labor is available through agency programs the costs will be reduced. For example, if all of the work normally provided by laborers under all subcontract categories were donated it could reduce the construction cost by $237K. The feasibility of this type of contribution and its effect on project quality and schedule must be weighed carefully.

The construction cost estimate does not include project soft costs such as program management, design costs, fees paid to public agencies, if any, owner's insurance, taxes if any. It also excludes the costs of furniture, equipment and display materials which may be required by the occupants.

B. ESTIMATE

KRUEGER MANSION
NEWARK, NEW JERSEY

HANSCOMB ASSOCIATES INC
23 MAY 1990

ESCALATED BUDGET INCLUDING REVISIONS

ITEM OF WORK	ESTIMATED VALUE JUNE 1987	JUNE 1992
DEMOLITION	14,000	17,000
allow for addition of fumigation to scope		3,000
STRUCTURE	22,000	27,000
allow for additional deterioration		2,000
EXTERIOR WALL	510,000	
revised estimate including additional deterioration		636,000
ROOF	110,000	135,000
INTERIOR PARTITONS & DOORS	135,000	162,000
add stair #1 enclosure to scope		8,000
FINISHES	414,000	501,000
delete finishes to floors 2 & 3 from scope	(152,500)	(185,000)
SPECIALTIES	161,000	195,000
delete specialties to floors 2 & 3 from scope	(22,000)	(27,000)
VERTICAL CIRCULATION	77,000	93,000
delete installation of dumbwaiter from scope	(45,000)	(54,000)
HVAC	275,000	330,000
PLUMBING	128,000	155,000
allow for reduced scope	(30,000)	(36,000)
ELECTRICAL	345,000	415,000
SITEWORK	57,000	70,000
SUBTOTAL	$1,998,500	$2,447,000
GC OVERHEAD & PROFIT (20%)	$399,700	$489,400
SUBTOTAL	$2,398,200	$2,936,400
DESIGN CONTINGENCY (10%)	$239,800	$293,600
SUBTOTAL	$2,638,000	$3,230,000
CHANGE ORDER RESERVE (5%)	$131,900	$161,500
TOTAL ESTIMATED PROJECT COST	$2,769,900	$3,391,500

Escalated prices assume a 6/92 midpoint of construction. Changes in scope include the additional deterioration of the mansion since its 1987 inspection and certain revisions recommended by the architect. Such changes have been quantified and estimated by Kastl Associates except for the Exterior Wall cost which is taken from Hanscomb's "Exterior Wall Evaluation and Estimate."

C. SPONSORSHIP PROGRAM

A Donor program could be structured around the major first floor rooms: The Donor Rooms on the first floor include the following which make up approximately 25% of the total net rentable area in the building:

			% NSF (11.665)
101	First Floor Hallways	972 NSF	8.3%
102	Drawing Room	527	4.5
103	Library	320	2.7
109	Dining Room	475	4.1
110	Music Room	304	2.6
111	Reception Room	317	2.7
		2915 NSF	25.0%

If the Donors cover the cost of all construction work pro rated to the rooms, e.g. 25% of the total cost, the distribution of costs to the Donors and the City would be as follows:

101	Hallways	$282K	Donation
102	Drawing Room	153	
103	Library	92	
109	Dining Room	139	
110	Music Room	88	
111	Reception Room	92	
	Donor Contribution	$ 848K	
	Net Const. Cost to City	2,554K	
	TOTAL Construction Cost	3,392K	

If a donor category is created to cover the exterior wall and roof, which amount to 31.5% of the construction coast, the room assessments decrease correspondingly and the distribution of costs could become as follows:

	Exterior Wall and Roof	$1,069K
101	Hallways	192
102	Drawing Room	104
103	Library	63
109	Dining Room	95
110	Music Room	60
111	Reception Room	63
	Donor Contribution	$1,646K
	Net Const. Cost to City	1,746
	TOTAL Construction Cost	$3,392K

Other distribution plans could include a Donor pro-rata contribution to project soft costs as well as to construction costs. A Donor plan could ask donors to contribute a share of project costs in any arbitrarily larger fraction than the net area ratio used above. In other words, if it were necessary to find donor funding for 50% of project costs, distribute that amount in proportion to the six room areas. Many other less structured contribution plans are obviously possible as well. The appropriateness of any of these sponsorship programs will depend in part on the type of tenants occupying the upper floors and the type of rental revenues they generate.

The foregoing is based on all work being contracted out by the Program Manager with the sponsors contributing money in proportion to the size of their room. The potential may also be investigated of building trades groups donating labor and/or material in their area of interest throughout the building.

D. NET RENTABLE AREA TABLE

Includes: All rooms and central hallway plus extension.
Excludes: Stairways, basement and attic.
Source: 1987 Krueger Report

First Floor:	3,767 NSF
Second Floor:	3,808 NSF
Third Floor:	4,090 NSF
TOTAL	11,656 NSF